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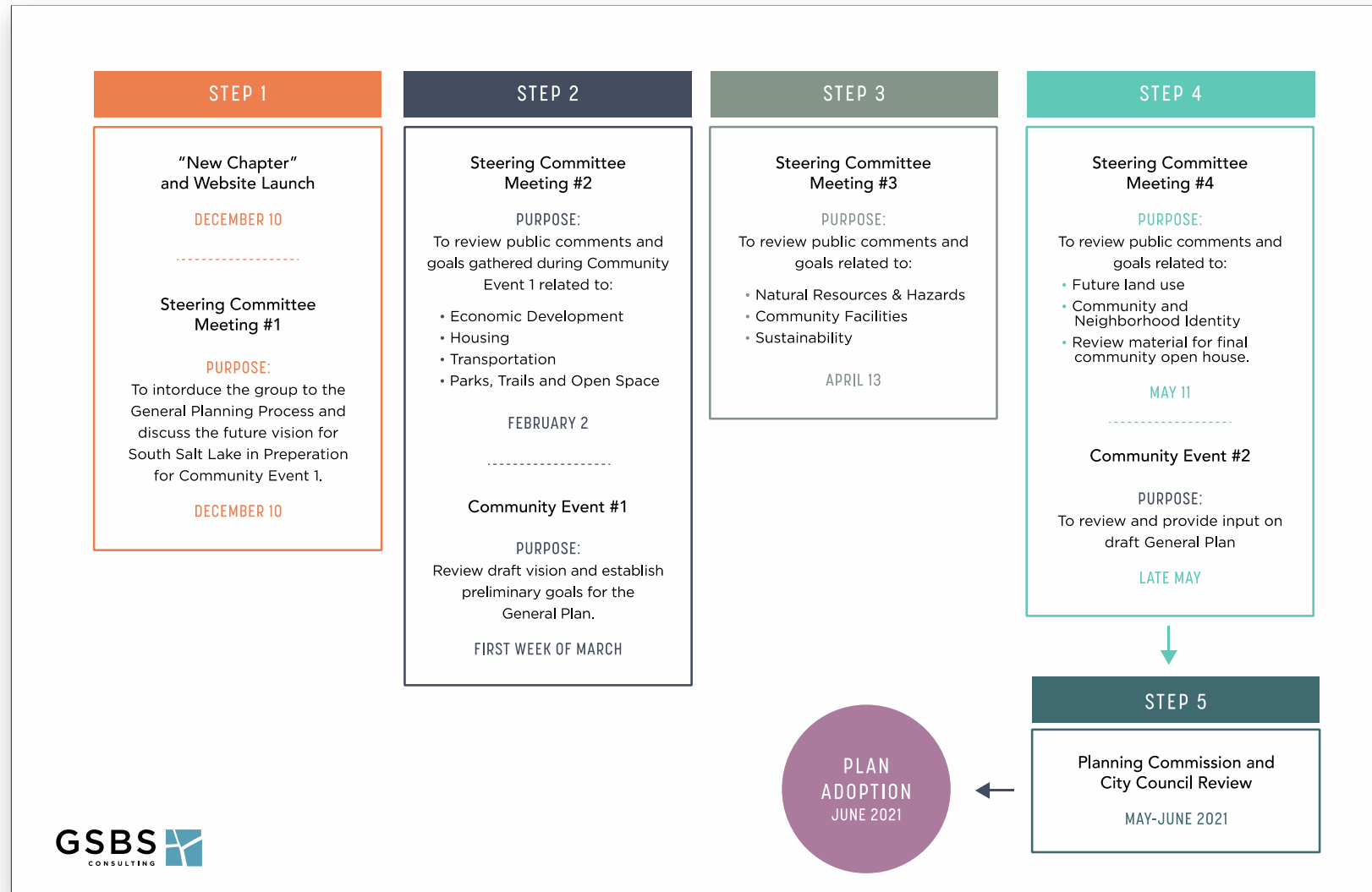
# SOUTH SALT LAKE GENERAL PLAN 2040

Planning Commission Meeting

May 6, 2021



# SCHEDULE



# 2040 Vision Statement

*South Salt Lake is a community that fosters diversity, equity, and inclusion. South Salt Lake is a city of safe and enduring neighborhoods where people are connected to jobs, vibrant retail areas, green spaces, and each other. As the City on the Move, we take advantage of our unique location and unparalleled transportation options. We are a modern city that is home to parks and green spaces, clean water ways, and sustainable services and policies. South Salt Lake residents embrace diversity, feel part of the community, and share an enthusiasm for their “small city with big opportunities.”*



# EMERGING IDEAS



# WHAT OUR COMMUNITY IS SAYING



## TRANSPORTATION

SAFE PLACES TO WALK AND BIKE  
**PEDESTRIAN CROSSINGS**  
TRANSPORTATION OPTIONS  
**TRAFFIC** MAJOR ARTERIALS  
CONNECTIONS

## QUALITY OF LIFE

**HEADED IN RIGHT DIRECTION**  
RECYCLING PROGRAM CULTURAL ACTIVITIES  
**SENSE OF COMMUNITY** FUNKY VIBE  
DIVERSE AND CREATIVE CITY NEW SENIOR CENTER  
**RETAIN CURRENT RESIDENTS** RELIABLE INTERNET

## PARKS & RECREATION

NEW RECREATION CENTER  
**IMPROVING EXISTING PARKS**  
MORE PARKS AND RECREATION  
**TRAILS AND BIKE LANES**  
MORE NATURAL OPEN SPACE

## SAFETY

**STREET LIGHTING**  
SIDEWALK MAINTENANCE  
**UNSHELTERED RESIDENTS**  
EMERGENCY CALL BOXES  
**PEDESTRIAN SAFETY**

## NEIGHBORHOOD LIVABILITY IDENTITY & PRIDE GROWTH & SERVICES

## ENVIRONMENT

NATURAL RESOURCES  
**URBAN FORESTRY** JORDAN RIVER  
INFRASTRUCTURE IMPROVEMENTS  
**ENVIRONMENTALLY-FRIENDLY POLICIES**

## HOUSING / NEIGHBORHOODS

MAINTAINING NEIGHBORHOODS **MIX OF RETAIL AND SERVICES**  
ATTRACT FAMILIES **UNIQUE NEIGHBORHOODS** QUIET AND FRIENDLY  
**AFFORDABLE HOUSING** ADU'S HOUSING OPTIONS CODE ENFORCEMENT

## ECONOMIC DEVELOPMENT

IDENTITY CULTURAL ACTIVITIES  
DISTINGUISHABLE PUBLIC PLAZAS **RESIDENT NEEDS** GOOD MIX  
MORE ESTABLISHED DOWNTOWN  
**ECONOMIC DEVELOPMENT** SPECIALTY SHOPS **ADD JOBS**  
NIGHTLIFE **PLACE-MAKING** RESTAURANTS AGING INFRASTRUCTURE  
SERVICES STORE FRONTS AND BEAUTIFICATION **GROWTH**

# Guiding Value #1

- Diversity, Equity, & Inclusion

We value the cultural diversity of our residents, visitors, neighborhoods, shops, and restaurants. We support continued and increased diversity in the community. We promote and support policies and services that treat all members of the community fairly and impartially. We are committed to equitable access to the community, its amenities, and resources. All members of the community are active participants and enjoy the benefits of living or working in South Salt Lake.



## Guiding Value #2

- Safe, Cared for, & Vibrant

We value a community that is safe, cared for, and vibrant. A community where people take pride in their home or business and have a sense of community. Ours is a community where buildings, roadways, and public amenities create safe walking, bicycling, and play areas; enhance awareness of neighborhood activities and interactions; and encouraging positive interactions between all members of the community. We are a community where people enjoy visiting parks and shops and spending time in the neighborhoods and business areas getting to know their community and each other.



## Guiding Value #3

- Enduring & Resilient

We value the community passed on from prior generations of South Salt Lake residents and businesses. We believe it is our responsibility to pass on a healthy and vibrant City to the next generation. Our decisions today will consider the needs of the future. We partner and cooperate with each other and surrounding cities, communities, the County and the State to implement policies and projects that make SSL more resilient and enduring.





## Guiding Value #4

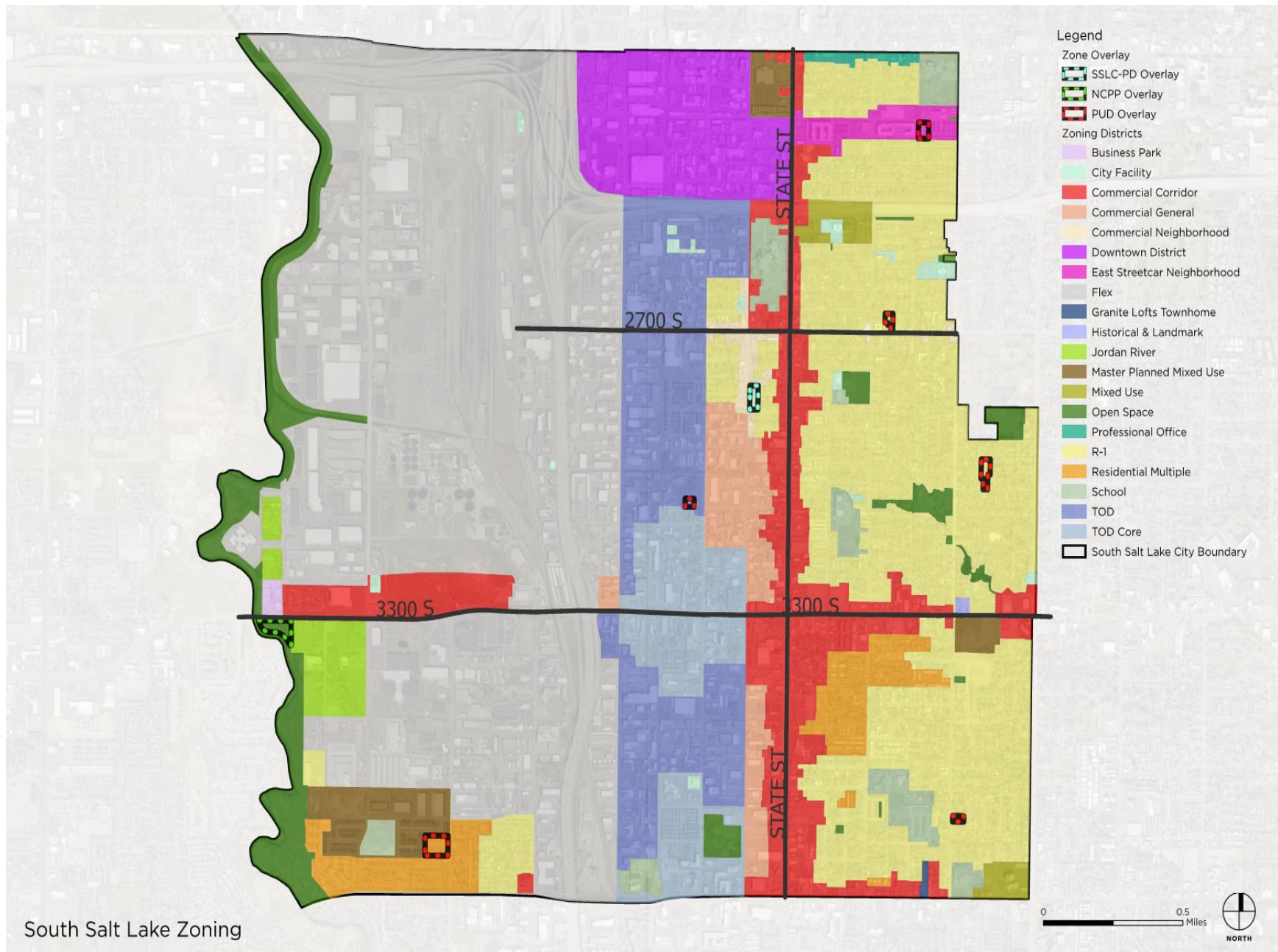
- **Connected, Sustainable, & Healthy**

We value healthy residents and a healthy environment. We believe it is our responsibility to protect water quality, the watershed, and air quality through the wise use of land. We take advantage of active transportation and open space to support healthy activities that contribute to our physical and mental health and protect our natural resources.

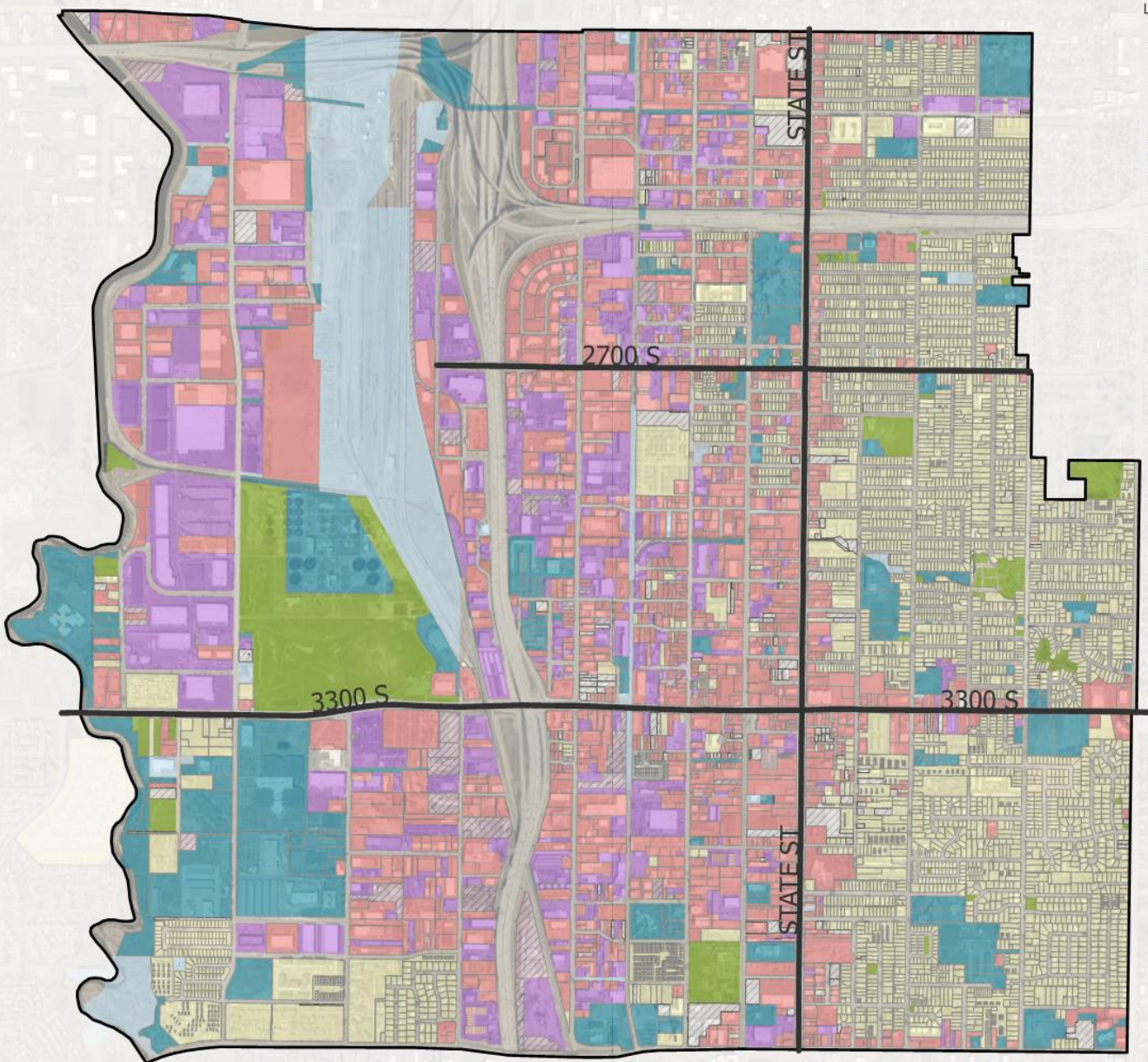


# Land Use







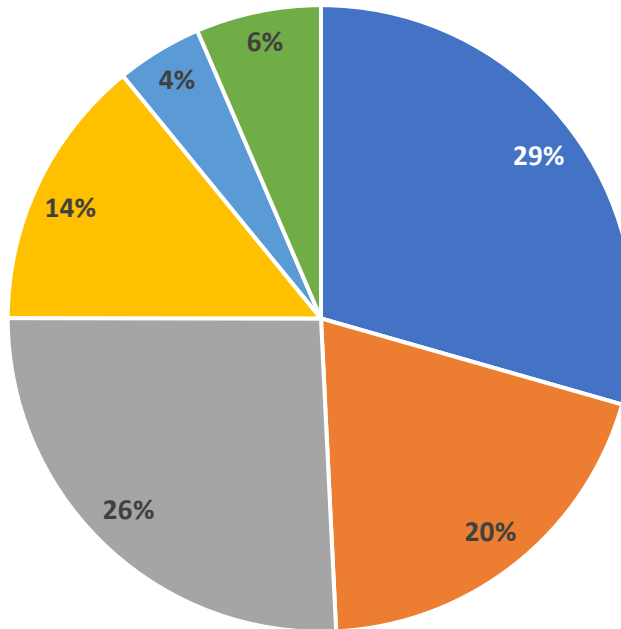


- Legend
- South Salt Lake City Boundary
  - Land Use
  - Commercial
  - Industrial
  - Institutional
  - Open Space
  - Residential
  - Tax Exempt
  - Undevelopable
  - Vacant
  - Industrial Vacant

South Salt Lake Land Use



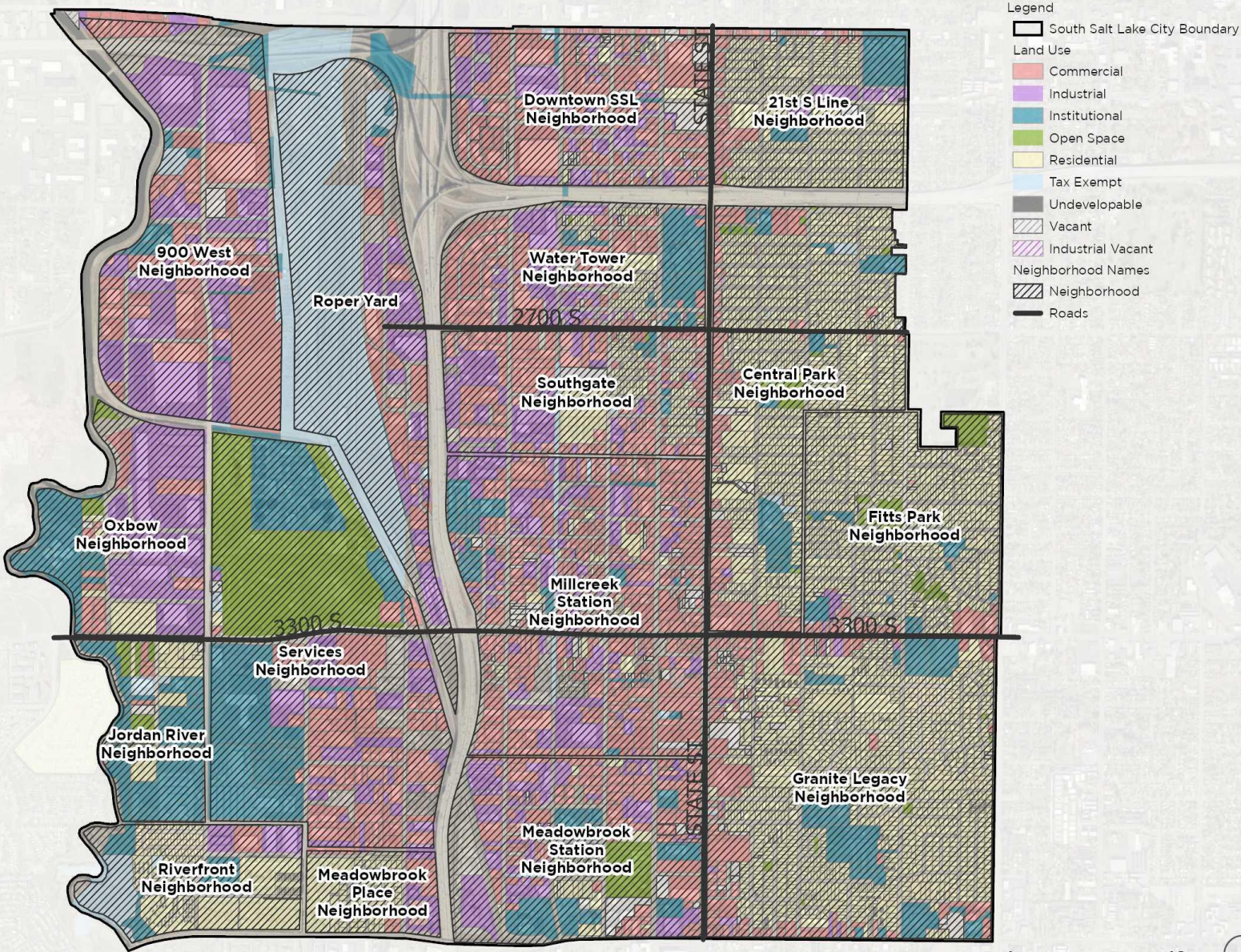
Land Use by Category



■ Residential ■ Tax Exempt/Institutional ■ Commercial ■ Industrial ■ Open Space ■ Vacant



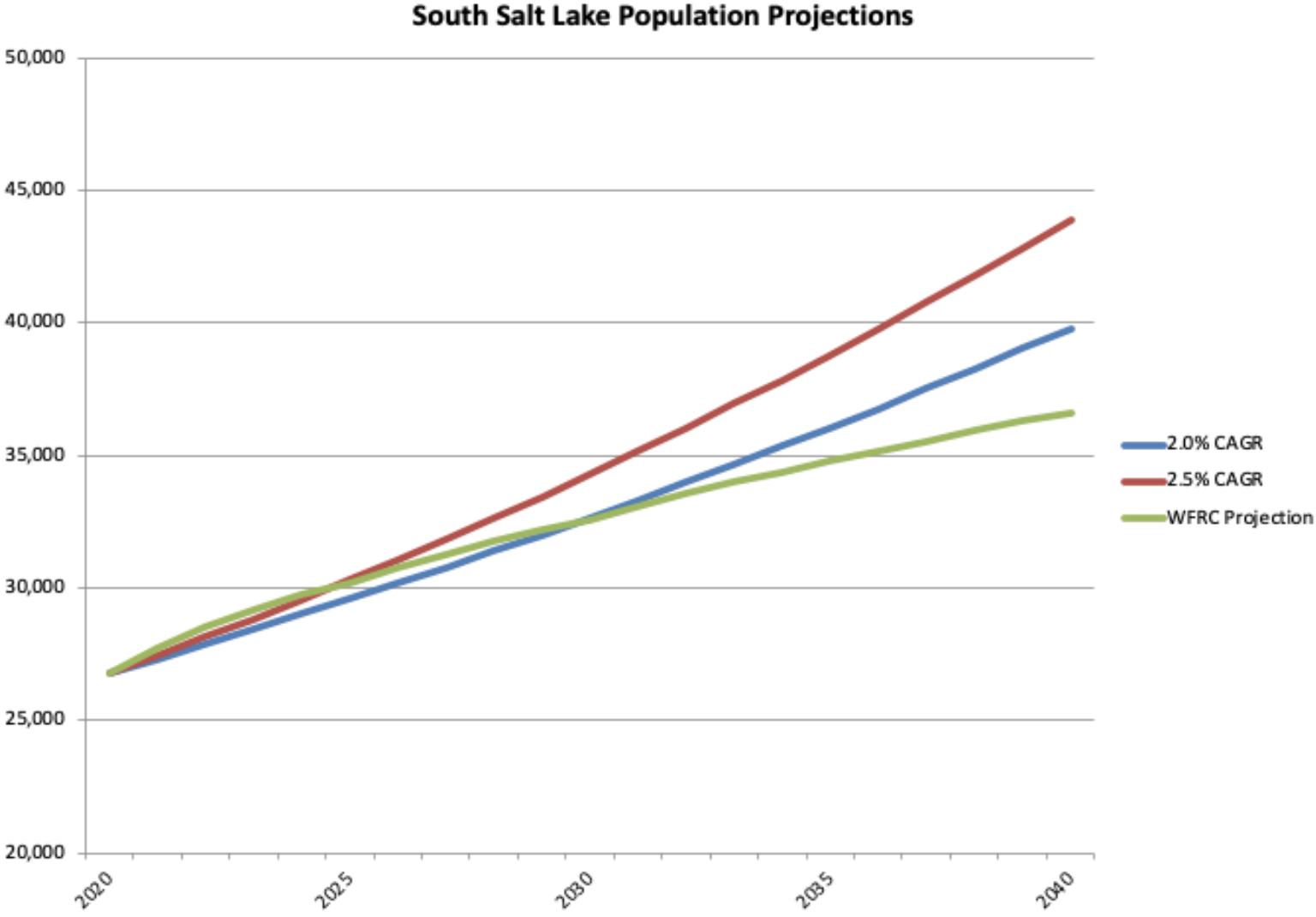




South Salt Lake Neighborhoods







# Neighborhood Livability Initiatives

1. Completion of the City's sidewalk and trail system
2. Implementation of pedestrian level street-lighting improvements
3. "Greening" of neighborhoods by planting street trees and identifying opportunities for parks and open space
4. Access to recreation amenities in all neighborhoods and areas of the City
5. Creation of a neighborhood parking strategy that identifies appropriate zoning and enforcement tools





# Community Identity & Pride Initiatives

1. Creation of entry gateways into the City to mark the transition from surrounding jurisdictions to SSL.  
Gateways should include:
  1. Monument signs
  2. Landscaping
  3. Lighting
  4. Streetscape improvements
2. Completion of targeted neighborhood character area urban design plans to guide public investment in certain transitional areas:
  1. Downtown SSL
  2. Water Tower
  3. Southgate
  4. Station area neighborhoods
3. Proactive code enforcement activities to address derelict and abandoned buildings



# Growth & Services Initiatives

- Draft development codes that identify key infrastructure, services, and amenities needed for various density levels, at a minimum:
  - High-density residential Height limited/ 60 du/acre +
    - Access to transit and major arterial road network
    - 1/4 mile multi-modal access to services and amenities including:
      - Trails
      - Parks
      - Open space
      - Grocery
      - Other services
    - Adequate onsite parking



# Growth & Services Initiatives Cont'd.

- Draft development codes that identify key infrastructure, services, and amenities needed for various density levels, at a minimum:
  - Medium/High -density residential 40/60 du/acre
    - Access to transit or minor arterial/collector road network
    - 1/2 mile multi-modal access to services and amenities including:
      - Trails
      - Parks
      - Open space
      - Grocery
      - Other services
    - Adequate onsite parking



# Growth & Services Initiatives Cont'd.

- Draft development codes that identify key infrastructure, services, and amenities needed for various density levels, at a minimum:
  - Low-density residential
    - Access to transit and neighborhood road network
    - ½ mile multi-modal access to services and amenities including:
      - Trails
      - Parks
      - Open space
      - Grocery
      - Other services
    - Adequate onsite parking



# Growth & Services Initiatives Cont'd.

- Draft development codes that identify key infrastructure, services, and amenities needed for various density levels, at a minimum:
  - High-density commercial (regional commercial)
    - Access to transit and collector/major arterial road network
    - 1/4 mile multi-modal access to services and amenities including:
      - Trails
      - Urban outdoor space
      - Restaurants
      - Gyms
      - Other Services
    - Adequate onsite parking



# Growth & Services Initiatives Cont'd.

- Draft development codes that identify key infrastructure, services, and amenities needed for various density levels, at a minimum:
  - Medium-density commercial (community commercial)
    - Access to collector/major arterial road network
    - Multi-modal access to services and amenities including:
      - Trails
      - Urban outdoor space
      - Restaurants
      - Gyms
      - Other Services
    - Adequate onsite parking



# Growth & Services Initiatives Cont'd.

- Draft development codes that identify key infrastructure, services, and amenities needed for various density levels, at a minimum:
  - Low-density commercial (neighborhood commercial)
    - Access to minor arterial road network
    - Multi-modal access to customer base including:
      - Residential neighborhoods
      - Commercial areas
    - Adequate onsite parking
- Identifying priority areas to capture anticipated growth in housing units, employment, and retail needs.



# Land Use Goals

1. Accommodate a diversity of housing types, costs, and densities to encourage a diverse population.
2. Identify areas of the City with appropriate infrastructure, amenities, and services to support households of various types and densities.
3. Identify locations in existing and planned neighborhoods as “Neighborhood Nodes” to provide amenities and services within walking distance of residents.
4. Invest in a high-tech business park in the City to attract higher-wage jobs to the community.
5. Work with Salt Lake County to locate, fund and build a recreation center in the City, preferably in the “Services” neighborhood to spur transition of the area and provide service to this underserved area.
6. Regulate land uses based on compatibility with surrounding uses, the health of residential areas and economic feasibility. Maintain residential, business and industrial areas that are vibrant and where the health and safety of all are protected.
7. Review off-street parking requirements for new development to balance, impacts on adjacent properties, parking for the occupants of the structure and requirements that reduce housing costs.
8. Appropriately seek the redevelopment of legal non-conforming uses, properties and structures to be more conforming over the long term.





9. Review South Salt Lake's transit-oriented development land use plans, policies, and zoning provisions to measure effectiveness and identify possible revisions.
10. Preserve all existing historically significant buildings in South Salt Lake.
11. Adopt programs that enhance neighborhoods and keep residential streets clean and attractive.
12. Protect low density residential areas adjacent to business areas.
13. Create an individual identity for each neighborhood.
14. Enhance the street appearance in business and commercial areas.
15. Make business and commercial areas pedestrian and bicycle friendly.
16. Review existing design standards for business and commercial areas to ensure they enhance SSL's unique and identifiable urban fabric.
17. Redevelopment of property should be actively pursued and incentives, when deemed appropriate, should be offered to further this goal.





# Community Values





# Community Values – Vision Statement

*South Salt Lake is a community that fosters diversity, equity, and inclusion. South Salt Lake is a city of safe and enduring neighborhoods where people are connected to jobs, vibrant retail areas, green spaces, and each other. As the City on the Move, we take advantage of our unique location and unparalleled transportation options. We are a modern city that is home to parks and green spaces, clean water ways, and sustainable services and policies. South Salt Lake residents embrace diversity, feel part of the community, and share an enthusiasm for their “small city with big opportunities.”*



# Community Goal 1 South Salt Lake neighborhoods support livability by creating pedestrian, bike, and play environments appropriate to the surrounding housing types.

## Strategies:

1. Provide walkable neighborhoods with complete sidewalks in good repair
2. Provide multi-modal linkages within and between neighborhoods to promote walking/biking access to parks, schools, trails, transit, services, and retail areas..



## **Community Goal 2 Ensure that existing and new development has equitable access to all services and amenities in South Salt Lake.**

### **Strategies:**

1. Create a menu of public amenities, infrastructure and services needed to support housing types of various densities to ensure all residents have equitable access.
2. Identify the infrastructure, services, and amenity needs of various land use types and ensure that areas zoned or rezoned for those uses have or will include the necessary infrastructure, services, and amenities with adequate capacity for the proposed use.



**Community Goal 3 South Salt Lake takes advantage of opportunities relating to its location at the center of the regional transportation, transit, trails, open space, library, recreation, and school systems to serve residents, businesses, and visitors.**

**Strategies:**

1. Work with adjacent municipalities, Salt Lake County, Wasatch Front Regional Council, the State of Utah, and other groups to coordinate planning and service needs



## Community Goal 4 Enhance community pride and identity.

### Strategies:

1. Create a distinct identity using signage and a way-finding system to mark the transition from surrounding jurisdictions to South Salt Lake.
2. Create distinct identities for sub-districts within the City to reinforce the sense of place and neighborhood identity.
3. Build on the success of Mural Fest.





# Economic Development



# Economic Development – Vision Statement

*SSL is a community of opportunity for a variety of businesses with diverse ownership serving a diverse community. Quality of life in SSL is enhanced through sustainable businesses in a sustainable community. SSL encourages and supports businesses by helping them form, expand and thrive in our community. We build on past successes for our future.*



# **Economic Development Goal 1** Maximize South Salt Lake's social and economic equity through value-based decision making.

## **Strategies:**

1. Enhance and elevate South Salt Lake regional recognition.
2. Strengthen Downtown South Salt Lake.
3. Encourage development of neighborhood-based shops & services in strategic locations.
4. Embrace South Salt Lake's history as an important business hub.
5. Maintain and enhance neighborhood health, vitality, and integrity.
6. Create unique, destination-oriented, mixed-use developments.
7. Ensure fiscally responsible development.



# **Economic Development Goal 2** Continue to support existing and future businesses through the City's comprehensive business retention and recruitment program.

## **Strategies:**

1. Complete an analysis of existing business, including a business survey, to identify the types of business, their future expansion plans, business partnerships, future labor needs, and preferred amenities/services in the immediate area.
2. Continue to implement the SSL Downtown Master Plan with a focus on high paying jobs, public gathering spaces, connectivity of the Streetcar and TRAX lines, and a balanced mix of uses.



## **Economic Development Goal 3** Create “business identity” catalytic areas preserve South Salt Lake’s role as a commerce hub in the Valley.

### **Strategies:**

1. Downtown SSL
2. 3300 South Corridor
3. State Street Corridor
4. Roper Yard/900 West/Oxbow rail served area
5. Millcreek & Meadowbrook Station Areas
6. Neighborhood nodes



## **Economic Development Goal 4** Continue to influence the future of SSL using the tax increment and similar tools available in State Statute

### **Strategies:**

#### 1. Current Project Areas:

1. Central Pointe
2. Market Station
3. S-Line

#### 2. Proposed Project Areas:

1. Rails
2. Golf in the Round

#### 3. Future Project Areas:

1. 3300 South Corridor
2. State Street Corridor(s)
3. Neighborhood Nodes





# Housing



# Housing – Vision Statement

*SSL is a community where residents live in safe, clean, and healthy neighborhoods that are connected to parks, local shopping, services, and regional transportation. Residents living in SSL have a choice of housing types that align with their household type, age, lifestyle, and budget to support our diverse families and residents. Housing opportunities in SSL are affordable to a variety of households. Housing is strategically located to take advantage of transportation opportunities and services and amenities are located to support neighborhoods. Our diverse housing options and diverse residents promote a sense of community and belonging.*



**Housing Goal 1** All South Salt Lake residents shall have access to safe, affordable, and attractive housing. Housing options in South Salt Lake are appropriate for residents of all incomes, needs, ages, backgrounds, familial status.

**Strategies:**

1. Update the City's Moderate Income Housing plan to account for changing housing needs within the South Salt Lake community.
2. Develop and maintain an affordable and attainable supply of housing for all income levels.
3. Encourage the development of housing that ranges in size and scale to accommodate the needs of all residents.
4. Encourage residents to stay in place through the provision of City-supported initiatives and increased code enforcement to make needed repairs, upgrades, and promote property maintenance.



**Housing Goal 2** Housing in South Salt Lake is located in neighborhoods that are connected to services appropriate for the type and density of housing.

**Strategies:**

5. Ensure that all residents have access to retail, services and neighborhood amenities that are easily and safely accessible by foot, bike, or transit.



**Housing Goal 3** Residents of housing in South Salt Lake take pride in their neighborhood and community, know their neighborhoods and participate in community events.

**Strategies:**

6. Promote neighborhood pride and a unique sense of place to create lifelong residents and to attract new residents.



# Transportation





# Transportation – Vision Statement

*SSL is a community with a variety integrated transportation options that serve our diverse neighborhoods and provide inclusive and safe access to services, amenities, and regional transportation. Additionally, it supports a thriving economy, supports healthy communities, and enhances quality of life.*



# Goals from Draft Strategic Mobility Plan



# Transportation Goal 1 Prioritize the protection of human life in the planning, design, and operation of SSL's mobility network

## Strategies:

1. Formulate a Vision Zero policy and program to work toward safer streets for all



## Transportation Goal 2 Integrate safe design principles into the built environment

### Strategies:

1. Minimize potential conflicts between transportation network users
2. Improve the visibility of all transportation users
3. Use traffic calming tools to reduce speeds and increase visibility
4. Embrace technologies that make mobility safer



## **Transportation Goal 3 Promote efficient land use that takes advantage of the existing transportation network.**

### **Strategies:**

1. Zone for land uses that maximize transportation investments
2. Rethink the City in terms of “20-minute neighborhoods” where all needs can be met with a short trip
3. Refine zoning and design guidelines in transit-oriented areas to support transit use



## Transportation Goal 4 Attract employers and businesses to redevelopment areas near transit

### Strategies:

1. Incentivize business and employers to locate in redevelopment areas near transit
2. Support continued industrial uses and access via freight networks
3. Plan and promote transit-supportive densities near transit stations
4. Prioritize redevelopment areas around transit-oriented development





# Transportation Goal 5 Align city assets and resources with private development investments

## Strategies:

1. Prioritize mobility investments in redeveloping areas to manage increased traffic
2. Make streets great places with welcoming public spaces and ground floor uses
3. Upgrade streetscapes, access, and mobility during new development



# Transportation Goal 6 Manage parking to create more open parking spaces

## Strategies:

1. Alleviate congestion and opportunities for conflict by directing parking to strategic locations
2. Incentivize shared parking
3. Implement paid parking, managed parking and enforcement
4. Develop real-time information on space location and availability



# Transportation Goal 7 Reconsider parking standards to optimize parking usage and minimize wasteful land use

## Strategies:

1. Reconsider city parking standards to avoid overbuilding
2. Provide technical support and rationale for new parking standards



# Transportation Goal 8 Maximize curb space usage for all users

## Strategies:

1. Dynamic management of curb space
2. Introduce flexible pickup and drop off zones



# Transportation Goal 9 Reduce traffic by encouraging people to shift some trips away from driving alone

## Strategies:

1. Utilize travel management strategies offered by WFRC, UDOT, UTA
2. Promote transit, biking, and walking as an alternative to driving
3. Implement city-wide strategies to increase the use of all transportation modes while reducing car trips
4. Lead by example in the offering, promoting, and implementing mobility options for City employees



# Transportation Goal 10 Encourage new mobility solutions

## Strategies:

1. Encourage innovation through pilots and experimentation, as well as design, regulatory, and policy initiatives
2. Create mobility hubs for shared mobility and micro-mobility using curb management
3. Increase micromobility function and safety
4. Focus shared mobility pilot programs on people underserved by existing transit options
5. Encourage shared mobility that works for low and moderate-income households
6. Evaluate demographics of shared mobility provider data to ensure shared mobility benefits are accessible in an equitable way



# Transportation Goal 11 Provide equitable shared mobility options in high need areas

## Strategies:

1. Increase micromobility function and safety
2. Focus shared mobility pilot programs on people underserved by existing transit options
3. Encourage shared mobility that works for low and moderate-income households
4. Evaluate demographics of shared mobility provider data to ensure shared mobility benefits are accessible in an equitable way





# Transportation Goal 12 Build a complete streets network that supports different modes in a suitable context

## Strategies:

1. Support a complete streets policy
2. Consider land use context with street improvements
3. Implement road diets on roads with excess capacity
4. Improve signal timing systems and update regularly
5. Enhance pedestrian and bike safety at intersections
6. Provide more on-street bike lanes and protected bike lanes
7. Encourage new bike racks and bike parking locations
8. Complete the pedestrian network



# Transportation Goal 12 Build a complete streets network that supports different modes in a suitable context Cont'd.

## Strategies:

9. Improve crossings at major arterials, state highways, and trains to reconnect the community
10. Prioritize investment in safer walking routes to schools
11. Provide wayfinding on pedestrian and bicycle routes
12. Maintain bicycle and pedestrian connections during construction



# Transportation Goal 13 Provide a system of connected trails for all users

## Strategies:

1. Use trails to connect destinations, natural areas, and neighborhoods
2. Build accessible trails that are comfortable for people of all abilities
3. Prioritize trail projects that fill gaps between existing trails



# Transportation Goal 14 Treat trails as a key component of the transportation network

## Strategies:

1. Prioritize trail maintenance equally to other parts of the transportation system
2. Coordinate regional trail improvements regionally
3. Connect trails and on-street bicycle routes to create a complete network



# Transportation Goal 15 Improve bus service and the rider experience

## Strategies:

1. Advocate with UTA for transit priority treatments
2. Coordinate with UTA to upgrade bus stop access, safety, and comfort
3. Improve first mile/last mile access to public transportation



# **Transportation Goal 16 Utilize a multimodal system approach that allows for effective and efficient freight movements that are not at the detriment of other transportation users**

## **Strategies:**

1. Consider all transportation users when considering freight investments
2. Ensure complete streets policies allow for truck movement, especially near industrial locations
3. Create curb management solutions that allow for delivery access and loading areas
4. Reduce local delivery truck traffic with consolidated pickup locations for deliveries
5. Establish a sustainable freight network



# Transportation Goal 17 Increase enforcement of existing and planned freight networks

## Strategies:

1. Clearly sign defined truck routes and enforce non-compliance





# Transportation Goal 18 Reduce environmental and health impacts of the freight transportation system

## Strategies:

1. Expand current idling restrictions
2. Embrace new and emerging carbon-neutral or zero-emission freight delivery technologies
3. Provide equal protection of health from hazardous conditions



# Transportation Goal 19 Increase physical activity by supporting active transportation.

## Strategies:

1. Provide infrastructure and programming to encourage an active lifestyle and healthy living
2. Improve access to physical activity, access to healthcare, and healthy food



# Transportation Goal 20 Improve air quality by decreasing transportation-related emissions

## Strategies:

1. Reduce Vehicle Miles Traveled (VMT) by improving mobility options
2. Encourage low-emissions vehicles



# Transportation Goal 21 Decrease water pollution with better street design

## Strategies:

1. Design streets and paved areas to manage stormwater more sustainably
2. Increase pervious surface areas to increase water infiltration into the ground



# Transportation Goal 22 Increase tree canopy and landscaping to provide a more comfortable environment

## Strategies:

1. Include shade trees as part of mobility improvements
2. Maximize landscaped buffers between vehicles and sidewalks



## Transportation Goal 23 Use better urban design to encourage walking, biking, and street life

### Strategies:

1. Build walkable neighborhoods
2. Build better streetscapes
3. Build context-sensitive streets that relate to and support adjacent land use



# Transportation Goal 24 Improve mobility services for all residents while recognizing the limitations that different people

## Strategies:

1. Partner with various modes of service providers for more and varied solutions
2. Ensure voices of the historically underserved are represented





# Transportation Goal 25 Implement projects equitably throughout the City

## Strategies:

1. Improve mobility for historically underserved communities
2. Increase mobility funding allocated to historically underserved areas



# Transportation Goal 26 Provide affordable mobility options for everyone to reduce the household transportation costs

## Strategies:

1. Pursue more affordable/lower-cost public transportation options
2. Proactively address resident displacement influenced by transportation infrastructure projects
3. Ensure the land development code utilizes density bonus programs to help create and maintain affordable housing near transit



## **Transportation Goal 27 Increase the comfort and safety of all pedestrians, including those with disabilities, seniors, and children**

### **Strategies:**

1. Continue upgrading sidewalks, curb ramps, and crossings to meet current ADA standards



# Transportation Goal 28 Ensure that all neighborhoods have access to high-quality multimodal transportation options

## Strategies:

1. Complete missing sidewalks

